

# NEIGHBORHOOD PLANNING UNIT – W



Wednesday, October 27, 2021 at 7:30 PM

To access the remote meeting, click [here](#)

Meeting ID: 916 2580 5725

One tap mobile: 646-558-8656, access code, 91625805725#

## CONTACT INFORMATION

Johnathan Barhite, **Chairperson** – 404.482.0038 or [leadership@npu-w.org](mailto:leadership@npu-w.org)

Edward Gilgor, **Vice Chairperson** – [vicechair@npu-w.org](mailto:vicechair@npu-w.org)

Lewis Cartee, **Secretary** – [secretary@npu-w.org](mailto:secretary@npu-w.org)

Andy Schneggenburger, **Land Use & Zoning Committee Chair** – [zoning@npu-w.org](mailto:zoning@npu-w.org)

Ronald Lall, **Public Safety Committee Chair** – [publicsafety@npu-w.org](mailto:publicsafety@npu-w.org)

Skyer Hassan, **Transportation Committee Chair** – [transportation@npu-w.org](mailto:transportation@npu-w.org)

Christian Olteanu, **City of Atlanta, Planner** – 404.330.6961 or [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov)

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## AGENDA

1. Opening Remarks/Introductions
2. Updates from City and State Representatives on the COVID-19 Response
3. Approval of Minutes
4. Approval of Agenda
5. Reports from City Departmental Representatives  
(please allow public safety representatives to report first)
6. Comments from Elected Officials
7. Committee Reports
8. Planner's Report
9. Matters for Voting (please see attachment)
10. Presentations
  - AdHoc Citizens for a Stronger Tree Ordinance
11. Old Business
12. New Business
13. Announcements

### NPU-W VOTING RULES per [2021 Bylaws](#)

Any person 18 years or older is eligible to be elected to serve as an NPU-W Elected Member on the condition that the individual's primary place of residence is within the NPU-W designated area or a representative of any corporation, organization, institution, or agency which owns property or has a place of business or profession within NPU-W designated area (Article II, Sec. A). Each resident 18 years of age or older, or agency which owns property within NPU-W shall have one vote in an election of the Members (Article 2, Sec. B). Individuals must have attended three (3) general NPU-W meetings prior to being able to vote (Article 2, Sec. F.2). Proxy voting shall not be allowed (Article 2, Sec. F.6). **Please sign in to ensure your attendance is recorded for voting eligibility.**



## 14. Adjournment

# MATTERS FOR VOTING

NPUs provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

## Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Elder Tree</a>	Restaurant	James K. Fischer	469 Flat Shoals Avenue SE	Change of Agent
<a href="#">PHO CUE</a>	Restaurant	Julian Wissman	925 Garrett St SE	New Business

## Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
<a href="#">V-21-167</a> Applicant seeks a variance to reduce front yard setback from 35 feet to 12 feet for the addition to a single-family dwelling.	1437 May Avenue SE	October 7, 2021
<a href="#">V-21-203</a> Applicant seeks a variance from the zoning regulation to reduce the required half-depth front yard setback (along Pickens Street) from 17.5 feet to 13 feet for a second story addition to an existing single-family residence.	684 Brownwood Avenue SE	November 4, 2021

## Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
<a href="#">U-21-15</a> Applicant seeks a special use permit to operate outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas. <a href="#">SITE PLAN</a>	876 Bouldercrest Drive SE	-
<a href="#">Z-21-77</a> Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the NC-2 (East Atlanta Neighborhood Commercial) zoning designation. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a> , <a href="#">CADASTRAL MAPS</a>	570 Flat Shoals Avenue SE	November 4 or 11, 2021
<a href="#">Z-21-97</a> An Ordinance by Councilmember Carla Smith to rezone certain properties in the Boulevard Heights Neighborhood from R-4 (Single Family Residential) to R-4B-C (Single Family Residential Conditional) to encourage compatibility of new construction with existing residential properties; and for other purposes. <a href="#">PARCEL LIST</a>	Various	November 4, 2021

## Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
<a href="#">Z-21-74 (Amended)</a> - <b>PRESENTATION BY THE DEPT OF CITY PLANNING</b> An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City Of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 Below); Minimum Parking Requirements (Section 2 Below); Accessory Dwellings (Section 3 Below); to promote a diversity of housing options and increase housing affordability; and for other purposes. <a href="#">AMENDED FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	November 4, 2021

<a href="#">Z-21-85</a> An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition of a “Short-Term Rental” and to allow a short-term rental as a use in certain zoning districts; and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021
<a href="#">Z-21-87</a> An Ordinance by Zoning Committee designating the Ormewood Avenue Bridge, located at 834 And 841 Ormewood Avenue, SE and the Atlanta Beltline Corridor, SE, Land Lot 22 of the 14 <sup>th</sup> District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from R-4/BL (Single Family Residential/ BeltLine Overlay) to R-4/BL/LBS (Single Family Residential/ BeltLine Overlay/Landmark Building/Site); to repeal conflicting laws; and for other purposes. <a href="#">ATTACHMENT A, B, POTENTIAL REZONING CONDITIONS</a>	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
<a href="#">CDP-21-53</a> An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 570 Flat Shoals Avenue SE from the Single Family Residential (SFR) Land Use Designation to the Low Density Commercial (LDC) Land Use Designation (Z-21-077).	570 Flat Shoals Avenue SE	November 29, 2021 6:00 PM

## PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

RESCHEDULED: City Council Community Development/Human Services Committee
RESCHEDULED - City Council Community Development/Human Services (CD/HS) Committee virtual public hearing on the Comprehensive Development Plan is rescheduled for Monday, October 25, at 6pm. City Council will host a special session on October 28 to adopt the CDP by October 31, 2021. The plan is available online at <a href="https://www.atlcitydesign.com/2021-cdp">https://www.atlcitydesign.com/2021-cdp</a> . For additional information please email <a href="mailto:cdp2021@AtlantaGa.Gov">cdp2021@AtlantaGa.Gov</a> .
City Council Public Notice for the October 25 public hearing is available at <a href="https://citycouncil.atlantaga.gov/Home/Components/Calendar/Event/6282/18">https://citycouncil.atlantaga.gov/Home/Components/Calendar/Event/6282/18</a>
Department of Parks and Recreation: Activate ATL
The Department of Parks and Recreation will begin the public comment period for the Activate ATL: Recreation and Parks for All Comprehensive Master Plan. The plan is available for review online at <a href="https://www.activate-atl.AtlantaGA.com">https://www.activate-atl.AtlantaGA.com</a> . Activate ATL is a comprehensive parks and recreation system plan that provides recommendations for provision of facilities, programs and services; parkland acquisition and development; maintenance and operations; and administration and management over the next ten years. Comments are welcome through November 19 <sup>th</sup> . Activate ATL will be presented during the CDHS Quarterly CDP Public Hearing on November 29 <sup>th</sup> . Send comments via the website, email to <a href="mailto:activate-atl.com">activate-atl.com</a> or by U.S. mail to: Tara Buckner, Activate ATL Project Manager, Department of Parks and Recreation, 55 Trinity Avenue SW, Atlanta 30303.

### **Zoning Ordinance Rewrite Idea Labs – November, December**

The Department of City Planning will start the public process for its multi-year Zoning Ordinance rewrite, ATL Zoning 2.0 on November 3, 2021. The project will start with a series of virtual meetings, or “Idea Labs,” which will provide opportunities for the public to learn more about zoning concepts that could potentially shape the new Zoning Ordinance. Topics will include current conditions of Atlanta, transportation networks, sustainability, natural areas in an urban environment, modern development codes, and more. Attendees will also participate in a question and answer period and provide input on ideas that should be explored during the rewrite process. To learn more and register, please visit <http://atlzoning.com/idealabs>

### **Campaigning by Elected Officials & Candidates**

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta’s Code of Ordinances.

#### **Sec. 6-3019 Prohibition of Political Forums**

“Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov) with any questions or concerns.